

3.2.4 Planned Unit Development (PUD)

The PUD management alternative for is shown in Figure 3-8. As shown in the figure, the PUD alternative was assumed to be outside of the 100-year floodplain (i.e. no development in the floodplain), limiting the available development area to 14.5 acres. The commercial parking lot was assumed to have no fill and therefore an appropriate use for areas within the floodplain. The total commercial building area was 317,475 square feet and the total parking area was 316,050 square feet.

For commercial development, the floodplain impacts of adopting PUD floodplain policy were the same as those presented for the CUP alternative for residential development in Section 3.1.4. The same procedures presented in Section 3.2.1 were used to calculate the development costs for the PUD alternative. Because the economic analysis did not include building costs, the complete advantages of a PUD that allows for variances in the commercial building heights was not included. Development cost calculations can be found in Appendix A.